THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
109 Westpark Drive; Suite 330
Brentwood, Tennessee 37027

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #**
John D. Moran, III and wife, Gena G. Moran 136 Kenner Avenue Nashville, TN 37205	Wells Fargo 3210 Lake Emma Rd Ste 3000 Lake Mary, FL 32746	11603006600

FOR AND IN CONSIDERATION OF THE SUM OF **Ten Dollars ($10.00)** cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BancorpSouth Bank** (GRANTOR), has this day bargained and sold and hereby transfers and conveys to **John D. Moran, III and wife, Gena G. Moran** (GRANTEES), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 1/2 of Lot No. 13, as shown on the map entitled Kenner-Mannor Land Company's Second Subdivision of the Kenner Tract, of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 50 feet on the northeasterly side of Kenner Avenue and runs back 215.5 feet on the southeasterly line and 218.25 feet on the northwesterly line to a line in the rear, which measures 50.08 feet thereon.

Being the same property conveyed to BANCORPSOUTH BANK, by successor trustee's deed from PETER WEISS, SUCCESSOR TRUSTEE, of record in Instrument No. 20101223-0102256, dated December 23, 2010, said Register's Office.

TOGETHER with a joint driveway easement as set forth in Book 6317, Page 64, said Register's Office, being more particularly described as follows:

A strip of land with a width of approximately 10 feet on Kenner Avenue and extending northeasterly along the common boundary line said Lots No. 14 and 13 for a distance of approximately 75 feet, said strip being shown on the survey of John Kohl & Company, P.C., dated April 19, 1984.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, and assigns, forever; and Grantor does covenant with Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown on Exhibit B attached hereto; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20120040973 DEEDWARRSP
Recvd: 06/04/12 14:35 3 pgs
Fees:18.00 Taxes:1221.00
20120604-0048560

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 25th day of May, 2012.

BancorpSouth Bank

By: _____
Christopher Marchetti,
Senior Vice President

BancorpSouth Bank

By: _____
William Ellis,
Executive Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christopher Marchetti, Senior Vice President of BancorpSouth Bank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Senior Vice President of BancorpSouth Bank, the within bargainor, and corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said Christopher Marchetti, as Senior Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 25th day of May, 2012.

_____
Notary Public
My Commission Expires: 5/3/2016

LISA C. ISOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William Ellis, Executive Vice President**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Executive Vice President of BancorpSouth Bank, the within bargainor, and corporation, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said William Ellis as Executive Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 25th day of May, 2012.

_____
Notary Public

My Commission Expires: 5/3/2016

LISA C. ISOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $330,000.00.

_____
Affiant

Subscribed and sworn to before me, this 24th day of May, 2012.

_____
Notary Public

My commission expires: 5/3/2016

LISA C. ISOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT B
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2012 and subsequent years for Map-Par. 11603006600.

2. Matters shown on the Plan of record in Book 421, Page 100, said Register's Office.

3. Joint Driveway Easement of record in Book 6317, Page 64, said Register's Office.